



Built circa 1902, this handsome period residence is located along the Shore Road, affording unparalleled and uninterrupted views across Belfast Lough, the Antrim Hills and North Down Coastline.

Extending to approximately 6,000 sq ft, the property offers a wealth of accommodation that could be easily adapted to suit the occupier's requirements. The layout is divided into 2 entities – The main house plus annex with its' own access. The layout has been conscientiously designed to maximise on well proportioned accommodation and the stunning marine aspect – the principal reception rooms and main bedrooms all take advantage of the magnificent views. The layout briefly comprises reception hallway, cloaks WC, Drawing Room, Day Room, Dining Room, Breakfast Room, Kitchen, utility orangery / sunroom plus six bedrooms and 3 bathrooms. The annex has it's own independent doorway but can also be accessed via. the main house too if required. The annex comprises living room, kitchen / diner, two bedrooms plus main bathroom.

Offers Around  
£695,000

69 Shore Road,  
Greenisland,  
Carrickfergus,  
BT38 8TZ

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Viewing by  
appointment  
through agent  
028 9042 4747

Tastefully presented, the property has been well looked after over the years with many of the original features having been retained. Features include period fireplaces, parquet flooring, leaded glazed windows plus grand staircase. Externally, the property occupies a private position set behind mature trees with ample parking to the front. The impressive, landscaped, South facing rear garden with direct access to the waterfront.

Positioned along the recently bypassed section of Shore Road, Greenisland, this highly sought after location is ideal for those wishing to commute yet wanting to live in a tranquil setting. Within easy commuting distance of Belfast city, the property is also within 30 minutes of both Belfast City and International Airports. Nearby to a range of recreational facilities including Carrickfergus Sailing Club, several golf courses, University of Ulster campus plus numerous primary and secondary schools. All in all a unique opportunity to purchase a substantial period abode boasting an unrivalled shore-fronting position.



- Handsome, detached period residence
- Built circa 1902 by McLaughlin and Harvey
- Main House plus annex with own independent access
- Adaptable layout extending to approximately 6,000 sq ft
- Principal reception rooms & main bedrooms take advantage of the magnificent views
- Original period features have been retained including period fireplaces, parquet flooring, leaded glazed windows plus grand staircase
- Covered entrance hall to Reception Hall
- Cloak Room, Cloaks WC & Utility
- Five Reception Rooms
- Six Bedrooms (Two with Jack & Jill ensembles)
- Main Bathroom
- Annex with own independent access, includes:
  - Living Room, Kitchen-Dining, Two Bedrooms, Main Bathroom
- Oil fired central heating
- Hardwood leaded single glazed windows
- Tarmac driveway & Attached Garage
- Impressive, landscaped, South facing rear garden with direct access to the waterfront
- Positioned along the recently bypassed section of Shore Road, Greenisland
- Ideal location for those wishing to commute yet wanting to live in a tranquil, unrivalled shore-front position
- Shore front setting - Affords uninterrupted views across Belfast Lough, the Antrim Hills and North Down Coastline



The Property Comprises:

## Ground Floor

COVERED ENTRANCE PORCH: Double hardwood entrance doors.

ENTRANCE HALL: 9' 5" x 8' 10" (2.87m x 2.69m) Cornicing, marble tiled floor.



CLOAKROOM: 5' 4" x 5' 4" (1.63m x 1.63m) Wall mounted sink, cornicing to . . .

WC: 5' 10" x 2' 11" (1.78m x 0.89m) WC, tiled floor, cornicing, dado rail.

STAIRWELL 19' 8" x 14' 9" (5.99m x 4.5m) Parquet floor, wood panelling, cornicing, tiled corner fireplace, stairs to first floor, understairs storage.

DRAWING ROOM: 30' 10" x 17' 2" (9.4m x 5.23m) Parquet floor, bay window, cornicing, door to terrace, natural stone fireplace with marble hearth and inset (open fire), cornice ceiling, picture rail.



DAY ROOM: 15' 9" x 12' 10" (4.8m x 3.91m) Open fire with marble surround and wood mantle, corning, uPVC double glazed doors to terrace.



DINING ROOM: 20' 9" x 18' 0" (6.32m x 5.49m) Solid wood strip flooring, picture rail, bay window, door to terrace, open fire with granite surround and wood mantle.



REAR HALL: Meter cupboard, lift access.



BREAKFAST ROOM: 22' 4" x 10' 11" (6.81m x 3.33m) Tiled floor, tongue and groove pine ceiling, built-in storage, Aga, window seat.



Archway into . . .

KITCHEN: 17' 10" x 13' 0" (5.44m x 3.96m) Kitchen with range of ash effect high and low level units and matching dresser with glazed cupboards, laminate worktops, breakfast bar, built-in double oven, extractor fan, 1.5 bowl stainless steel sink unit and drainer, integrated dishwasher, sliding doors to orangery/sunroom.



Archway into . . .

UTILITY ROOM: 11' 5" x 6' 0" (3.48m x 1.83m) Ash effect high and low level units, contrasting work surfaces, plumbed for washing machine.

ONGERY/SUNROOM: 24' 6" x 12' 6" (7.47m x 3.81m) PVC double glazed doors to garden, door to annex.



## First Floor

LANDING: Gallery landing, cornicing, picture rail.

BEDROOM (2): 18' 5" x 15' 6" (5.61m x 4.72m)

Cornicing, picture rail.

BEDROOM (3): 18' 5" x 14' 11" (5.61m x 4.55m)

9ft ceiling, picture rail.

Door into . . .

ENSUITE BATHROOM: 12' 9" x 6' 1" (3.89m x 1.85m) Wood panelling, wc, sink, cast iron bath, built-in storage, chrome towel radiator.

MASTER BEDROOM: 20' 9" x 18' 2" (6.32m x 5.54m) Wood panelling, carved ceiling, inset fireplace with tiled surround and wood mantle, walk-in wardrobe.

ENSUITE BATHROOM: 14' 7" x 7' 9" (4.44m x 2.36m) Part tiled walls, porcelain sink, wc, bath, chrome towel rail, door to Juliet balcony.

REAR HALLWAY: Picture rail, hotpress, roof space, light.

BEDROOM (4): 11' 2" x 8' 7" (3.4m x 2.62m)

Picture rail, roofspace access.

BATHROOM: 14' 6" x 17' 0" (4.42m x 5.18m)

Part tiled walls, wc, bath, wall mounted sink unit, chrome towel radiator.

BEDROOM (5): 10' 1" x 10' 6" (3.07m x 3.2m)

Picture rail, tile inset open fire.

BEDROOM (6): 17' 9" x 13' 3" (5.41m x 4.04m)

Built-in storage.



ANNEX: Accessed Sun Room or own entrance at front.

Glazed wooden entrance door.

PORCH: Tiled doors to boiler house.

HALL: 10' 3" x 6' 7" (3.12m x 2.01m)

KITCHEN: High and low level units, contrasting work surfaces, stainless steel sink unit, and drainer, 4 ring hob, integrated fan oven, plumbed for washing machine.

LOUNGE: 27' 0" x 12' 0" (8.23m x 3.66m) Brick open fire.

## FIRST FLOOR

LANDING: Built-in storage.

BEDROOM (1): 20' 7" x 12' 0" (6.27m x 3.66m) Built-in storage.

BEDROOM (2): 18' 5" x 14' 0" (5.61m x 4.27m)

BATHROOM: 10' 3" x 4' 11" (3.12m x 1.5m) Tiled walls, wc, bath with electric shower above, pedestal wash hand basin.



## FLOOR PLANS





## Outside

GARAGE: 18' 2" x 14' 8" (5.54m x 4.47m) With power.

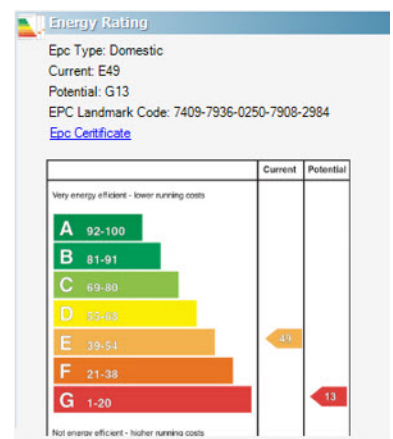
Front garden with mature planting, tarmac drive, outside tap. Terraced garden leading down to water front, patio area, tarmac area, split level lawns, mature planting, south facing rear garden.



## Location:

Travelling out of Carrickfergus towards Belfast; At the roundabout continue straight onto Shore Road. Meroc, 69 Shore Road is located on the shore side.

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
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